



Department of Permitting Services

Division of Casework Management

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850

CODE INTERPRETATION/POLICY

Code/Year 2004	Section of Code	Title of Code Section/Subsection/Policy Building Across Lot Lines
Statement/Background of Issue <p>In certain areas of the County, single-family dwellings are situated on two or more lots or parts of lots. Clarification is necessary to determine if proposed additions to existing dwellings may cross internal lot lines without requiring a minor subdivision process.</p>		
Division Interpretation/Policy <p>When a property consists of two or more lots or parts of lots as referenced in the tax records of Montgomery County under one tax identification number, and is improved by a single-family dwelling, proposed additions to the building will be permitted to cross internal lot lines. This interpretation applies to dwellings which already cross internal lines or to additions which will extend across these lines. Setback requirements will be measured from the outer boundaries of the subject property as indicated on the tax records.</p> <p>This policy applies to proposed additions to single family dwellings only. A permit application that is determined by this Department to be new construction will be required to meet subdivision regulations referenced in Chapter 50 of the Montgomery County Code.</p>		
Interpretation/Policy No. ZP0404-4	Date	Division Chief Reginald t. Jetter
Interpretation/Policy No.	Date	Assistant County Attorney Malcolm F. Spicer
Interpretation/Policy No.	Date	Director Robert C. Hubbard